

# TRUSTEE'S SALE

OF FARM AND MOUNTAIN LOTS  
IN FREDERICK COUNTY, MARYLAND  
NEAR EMMITSBURG

By virtue of a Decree of the Circuit Court for Frederick, Maryland, in Equity (No. 24,020 Equity), the undersigned Trustees will sell at the Mt. Manor Motel and Restaurant, U.S. Route 15 North, Emmitsburg, Maryland, Frederick County, on:

**SATURDAY, OCTOBER 6, 1973**

AT 11:00 O'CLOCK A.M.

**PARCEL I:** All those tracts or parcels of land situate, lying and being contiguous containing in three parcels, (1) 45 acres of land, more or less, (2) one-fourth of an acre of land, and (3) one-fourth of an acre of land, more or less and being all and the same parcels of land as conveyed by George P. Stouter, Executor of estate of John M. Stouter, deceased, in a Deed dated December 27, 1928 and recorded in Liber 368, folio 569, etc., one of the Land Records of Frederick County.

**PARCEL II:** All that portion or tract of land lying one one-half miles West of Emmitsburg and beginning for the same on the public road at a stone fence on the corner of or formerly of James Taylor's lot, and running thence North 34-1/4° East 16 perches; thence North 31-3/4° East 13 perches, thence North 88° East 20 perches to a stump, thence South 47° East 10 perches and 28 links to a pile of stones; thence South 22-1/2° West 34 perches, then North 65° West 32 perches and 50 links to the point of beginning, containing 10 acres of land, more or less, and being all and the same real estate as conveyed by Joseph B. Elliott and Mabel B. Elliott, his wife, to Felix A. Stouter in a Deed dated May 18, 1925 and recorded in Liber 366, folio 69, one of said Land Records.

**PARCEL III:** Beginning at a corner of or formerly of David Kephart's lot and running North 59° East 67-1/2 perches to a stone heap, thence South 30° East 48.32 perches to a stone heap, thence South 53° West 56.39 perches to a stone heap, thence South 56° West 10 perches to a stone heap, thence North 33-1/2° West with David Kephart's land 52-1/2 perches to the place of beginning, containing 20 acres, 0 rods and 23 perches of land, more or less, being part of a tract of land called "Poplar Spring" and being all and the same real estate as conveyed by Louise P. Crapster, et al., to Felix A. Stouter in a deed dated February 17, 1930 and recorded in Liber 423, folio 212, one of said Land Records.

**PARCEL IV:** All those two mountain lots situated about one-half mile West of Emmitsburg and beginning at a stone pile erected at the Northeast corner of Lot No. 17, now owned by the said Felix A. Stouter and running North 53-1/2° East 40-1/4 perches to a stone pile erected at the Northwest corner of Lot No. 13, now owned by Martin J. Spalding, thence with said Lot No. 13, South 34-1/2° East 25-3/4 perches to a stone pile erected at the Southwest corner of said Lot No. 13, thence with the other lands of said Martin J. Spalding, South 58° West 40-3/4 perches to the Southeast corner of Lot No. 17 and with it, North 35-1/2° West 21-3/4 perches to the beginning, containing 6 acres, more or less and being all and the same land as conveyed by Mary A. Wagemann and Samuel D. Wagemann, her husband, to Felix A. Stouter in a deed dated October 21, 1916 and recorded in Liber 335, folio 27, one of the Land Records of Frederick County.

**PARCEL V:** All those lots or tracts of mountain timber land situated three one-half miles West of Town of Emmitsburg and being part of the re-survey on "Poplar Springs", beginning for said lots at a stone pile it being at the end of a line drawn South 59° West 7-1/2 perches from the planted stone and stone pile around it that is the corner of the land of the estate of John M. Stouter and others, and running with said line reversed, North 59° East 7-1/2 perches to said planted stone and stone pile then with the land of said estate of John M. Stouter and John L. Goulden, South 85° East 40 perches to a stone pile, a corner of the lot now owned by or formerly by William J. Goulden, then with his land, South 28 perches to a stone pile, a corner of said William J. Goulden's land, still with his land South 53° West 28.43 perches to a stone pile, thence in a straight line to the beginning, containing 8-1/4 acres and 5 perches of land, more or less, and being all and the same premises as conveyed by Frederick D. Ohler and Henrietta Ohler, his wife, to Felix A. Stouter in a deed dated November 9, 1916 and recorded in Liber 335, folio 26, one of said Land Records.

**PARCEL VI:** All that lot or tract of mountain land, being part of "Chestnut Oak" and situated about five miles Southwest of Emmitsburg containing 23-1/4 acres of land, more or less.

**PARCEL VII:** All that lot or tract of mountain land, it being part of a tract called "Enlargement" situated five-eighths of a mile Northeast of the first lot conveyed to John M. Stouter by Joseph C. and Annie E. Rosensteel dated December 28, 1901 and recorded in D.D.H. No. 13, folio 126, containing 40 acres of land, more or less.

**PARCEL VIII:** All that lot or parcel of mountain land situated about two miles West of Emmitsburg, being part of "Carolina" and conveyed to the said John M. Stouter by Jacob A. and Hanna M. Long, dated May 11, 1890 and recorded in J.L.J. No. 14, folio 219, one of said Land Records, containing 14-1/4 acres of land, more or less.

**NOTE:** The above three parcels of land being all and the same real estate as conveyed by George P. Stouter, Executor of John M. Stouter, deceased, to Felix A. Stouter in a Deed dated December 20, 1920 and recorded in Liber 335, folio 28, one of the Land Records of Frederick County.

**PARCEL IX:** All that parcel of land situate about one one-fourth miles Southwest of Emmitsburg, beginning for the same at a stone planted on the upper side of the hill near the road leading from Eyer's Valley and running North 3-1/2° East 20-1/2 perches to a stone on the Northside of said road, thence on and along the North side of said road, North 77° East 4 perches, South 3-1/2° West 24 perches to a stone, thence by and with a straight line to the place of beginning, containing 88 square perches of land, more or less and being the same real estate as conveyed by George W. Wilks and wife to Felix A. Stouter, in a Deed dated November 16, 1914 and recorded in Liber H.W.B. No. 310, folio 405, one of said Land Records.

**PARCEL X:** All that mountain or woodlot being the mountain or wood part of Lot No. 17 of the division of the farm of John M. Stouter, off in the Antonio Smith Surveyor, situate,

~~I/We/It~~ hereby acknowledge(s) that

~~I/we/it~~ have/had this 6th day of October,

1973, purchased at Public Sale of W. Jerome

Offutt and Herbert D. Morrison, Trustees in

Equity No. 24020, the real estate situate near

Emmitsburg, in Emmitsburg Election District,

Frederick County, Maryland, described in the

annexed advertisement as Parcels I, II, III, IV,

V, VI, VII, VIII, IX, X, and XI for the sum of

Ninety-six Thousand Five

Hundred and no

(\$ 96,500.00) Dollars, and ~~I/we/it~~

hereby covenant(s) to comply with the terms

of sale set forth in said advertisement and

announced by the Auctioneer on the day of Sale.

WITNESS ~~my~~/our/its hand(s) and Seal(s).

William A. Schulte (SEAL)  
William A. Schulte

Frances J. Schulte (SEAL)  
Frances J. Schulte

Bayard as "Carroll's Nobb" and being on the North side of the mountain called "Carrick's Nobb" and beginning for the said woodlot at a stone pile erected on the fourth outline of Samuel Carrick's part of the last re-survey called "Carolina" and running thence with said line South 53-1/2° West 28-3/4 perches to a stone pile, thence with the fifth line of Carrick's part of "Carolina", South 62° East 21-1/2 perches to a stone pile, then North 58° East 19 perches to a stone pile, North 35-1/2° East 21-3/4 perches to the beginning, containing 3 acres of land, more or less and being the same real estate as conveyed by Charles R. Hockensmith, et al., to Felix A. Stouter in a deed dated February 15, 1921 and recorded in Liber 335, folio 25, one of the said Land Records.

**PARCEL XI:** All that lot or parcel of land situate on the East side of Crystal Fountain Road in Emmitsburg, Maryland containing .55 acres of land, more or less, improved by a frame dwelling. A quiet title proceeding is necessary to establish legal record title to this tract.

**INFORMATION:** For further information, including inspection of property, plats and maps, contact Otho J. Keller, IV, a representative of the auction company.

**MANNER OF SALE:** Individual parcels will first be offered for sale. Then combinations of parcels shall be offered. After all bidding has been completed, all the properties will be offered as a unit. These bids will be totalled, then compared. The highest bid will control the sale to the prospective buyer or buyers. The Trustees reserve the right to reject any or all bids. The order of sale will be announced by auctioneer on day of sale.

**POSSESSION:** All unimproved parcels immediately upon final settlement. PARCEL I subject to the present tenant's rights.

**TERMS OF SALE:** A deposit of (10%) per cent of the purchase price, in cash or check acceptable to Trustees at time of sale. The balance in cash or check acceptable to Trustees, with interest at six (6%) per cent per annum from the date of sale to the date of settlement, payable within five (5) days after final ratification of the Sale. Taxes and all public charges to be adjusted to date of sale. All costs of conveyancing, including documentary and transfer taxes, to be at the expense of the purchaser or purchasers.

W. JEROME OFFUTT  
HERBERT D. MORRISON,  
Trustees

SIDNEY L. BLOOM, Attorney  
Offutt, Haugh & Bloom, P.A.  
22 West Second Street  
Frederick, Maryland 21701  
Tel. 301-662-8248

JAMES G. TROUT AUCTION AND REALTY, INC.,  
Auctioneer  
15 North Court Street  
Frederick, Maryland 21701  
Tel. 301-662-6231